HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2011

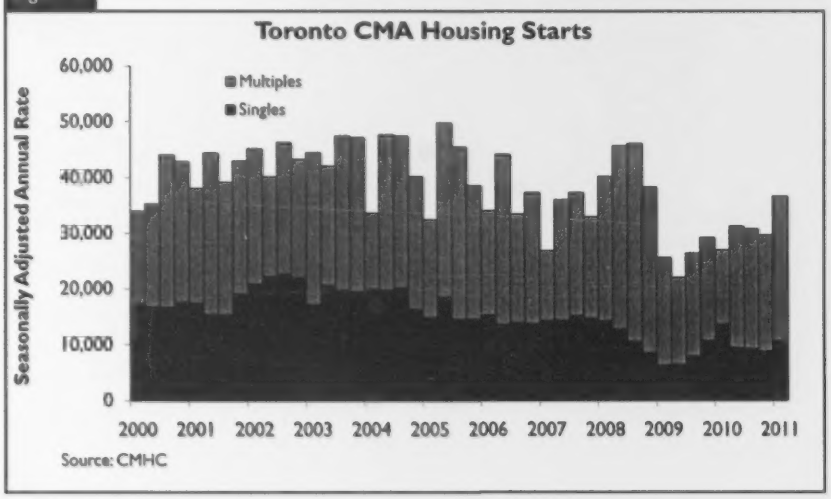
New Home Market

Condo Industry Firing on All Cylinders

New home construction in the Toronto CMA expanded quickly in the first quarter of 2011. The seasonally-adjusted annual rate of starts grew by 23 per cent from the final months of 2010, elevating the level to a two-year high. Growth in Q1 was derived from both the apartment and single-detached categories, although most of the strength was centred in condominium projects.

All aspects of the Toronto condo market experienced robust activity in the first few months of the year. Sales offices witnessed their best first quarter ever, starts jumped by a third during the period back up to previous highs seen prior to the recession and continued large volumes of completions brought the 12-month total up to 16,500 units – a new record. The only area

Figure 1



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of the market that seemed to move lower was unsold inventory. Both unsold inventory in development and completed and unoccupied units ended the quarter below historical averages.

The abundance of activity occurring throughout all stages of development is a reflection of the sustained strength in demand for condos and easing in borrowing conditions for developers. These factors have allowed projects to begin moving through the development process more quickly following an extended period in which the industry experienced delays as a result of the recession. Developers will no doubt be encouraged to continue opening new sales sites in the months ahead, particularly given low unsold inventories. However, a by-product of this recent market strength has been further upward pressure on new condo prices, which have diverged further away from condo prices in the resale market. The current premium for a new condo is approximately $100 per square foot, or $70,000 for a 700-square-foot unit.

Developers of single-family homes continue to face challenges related to rising prices. Seasonally-adjusted sales and starts for detached homes moved higher in the first quarter but, unlike the high-rise market, were kept well below historic norms. The first quarter annualized rate of 10,600 detached housing starts is roughly half the level experienced a decade ago and half the level registered for the high-rise category in Q1 2011. Positive factors such as low interest rates and a growing economy produce limited benefits for low-rise builders when faced with less area to develop, particularly since prices continue to be pushed higher. Statistics Canada's new housing price index for detached homes in the Toronto CMA grew at an annual rate of 3.5 per cent in February, with the average absorbed price for the first quarter above $650,000. The result has been a shift in sales from outside of relatively expensive areas in the York Region over to Brampton, where the average new single sells for around $500,000.

Resale Market

Sales Gain Momentum but Listings Remain Sluggish

Existing home sales in the GTA built off the strong showing in the fourth quarter by advancing further in the early months of 2011. The seasonally-adjusted annualized rate of just over 90,000 sales in the first quarter was up 22 per cent from the slowdown during the summer months. Compared to the market in Q1 2010, sales were off by 13 per cent. However, it's safe to presume that sales this year have been restrained by below-normal levels of new listings. In fact, market conditions have been slightly tighter in 2011, pushing average selling prices up by four percent from Q4 and six per cent compared to last year.

The monthly sales trend showed momentum building quickly up until the middle part of March – the period prior to the policy change that reduced the maximum amortization available for non-conventional mortgages from 35 to 30 years. On its own, the change would effectively add $130 to monthly mortgage payments, or an extra $5,000 in qualifying income, for the purchase of an average priced home in the GTA.[2] The data seems to suggest that some buyers chose to act in advance of this change, particularly since sales eased in the second half of March and the first two weeks of April. Rising borrowing costs may have also had some effect. The posted five-year mortgage rate rose from 5.19 per cent at the beginning of the year to 5.44 per cent in March, which likely enticed some buyers with 90-day rate guarantees to sign purchase agreements.

Figure 2

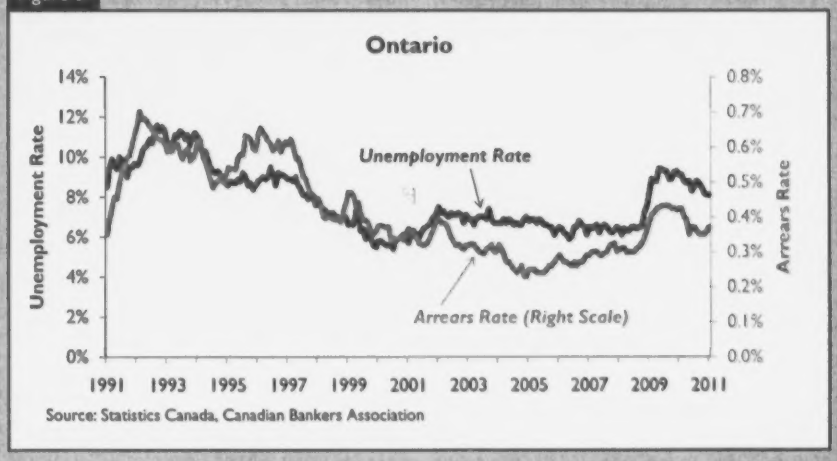
[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
[2] Assuming a down payment of five to 10 per cent.

A run-up in purchases in advance of changes in borrowing conditions, along with a high sales-to-new-listings ratio, is indicative of a large share of first-time buyers in the market. As a result, areas of the GTA that typically attract a lot of interest from younger households experienced the strongest market conditions during the quarter. Less expensive markets in the east end such as Ajax, Pickering, Scarborough and East York were in high demand. Location proved once again to be the dominant factor as Riverdale-Leslieville maintained its status as the hottest area of the GTA – the average home sold in 11 days and for 105 per cent of asking in March. In the west end, the Junction-Bloor West neighbourhood also experienced exceptionally strong conditions, while first time buyer-friendly areas in the Halton Region saw first quarter sales expand the fastest within the GTA.

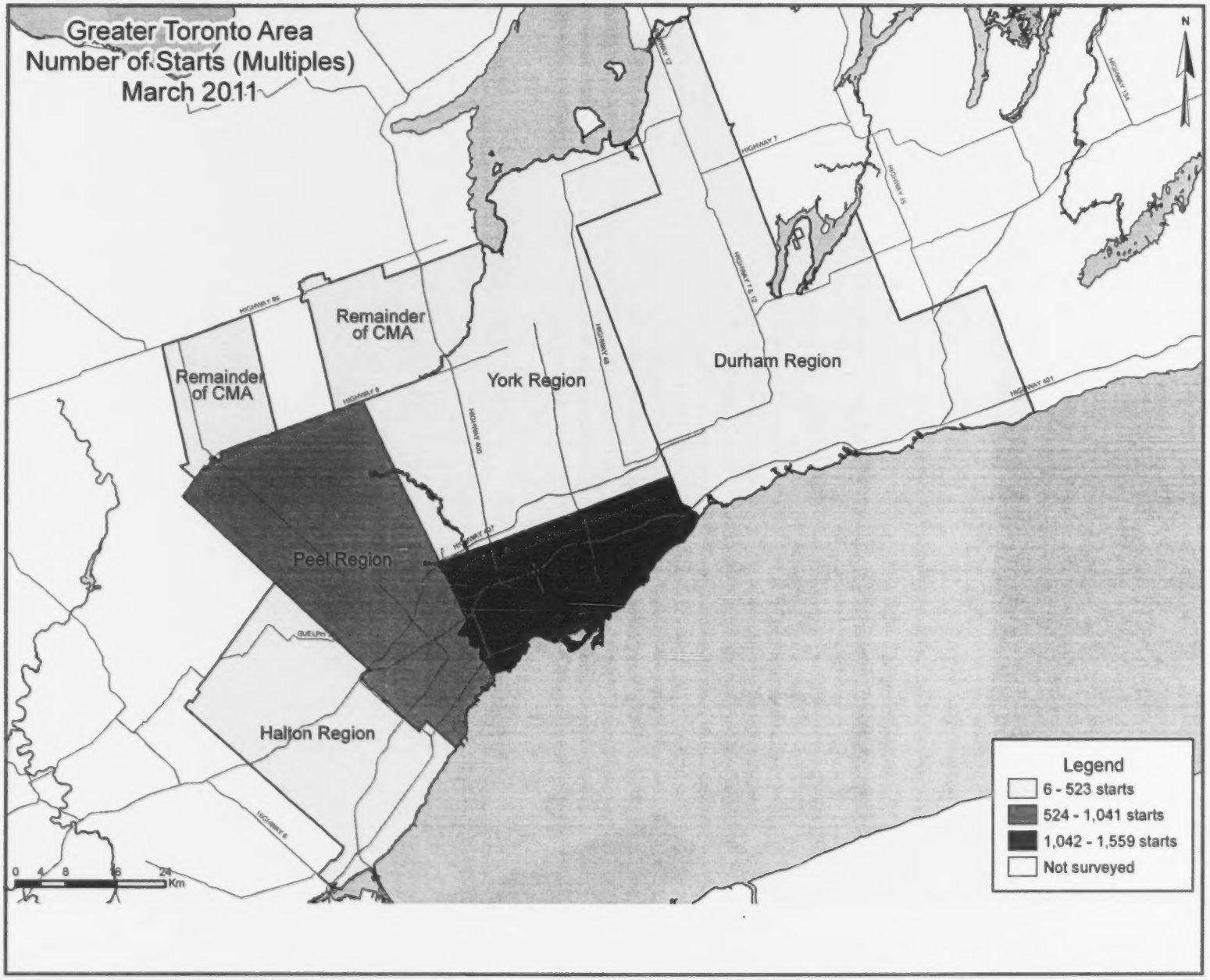
Declining Arrears Support Market Stability

The prospect of rising interest rates inevitably brings questions regarding the ability of households to absorb higher financing costs and the potential impact on the housing market. Certainly as rates move higher, the proportion of income required to service consumer debt will face upward pressure. However, the other side of this equation – income – also stands to grow and help offset the financial burden imposed by higher rates. More often than not, rising interest rates are a function of an improving economy. Lower unemployment and higher inflation tend to provide workers with more negotiation power, allowing income growth to speed up. The combination of having more households employed at higher wages has the effect of pushing down the instance of delinquent debt. In fact, the rate of arrears, which measures the share of mortgages that are three months or more behind on payment, has proven to have a high correlation with the unemployment rate. With the current arrears rate in Ontario of just 0.35 per cent (or 3-4 out of every 1,000 mortgages) poised to move even lower, the risk of mortgage defaults and a rise in foreclosure listings appears very limited.

Figure 3

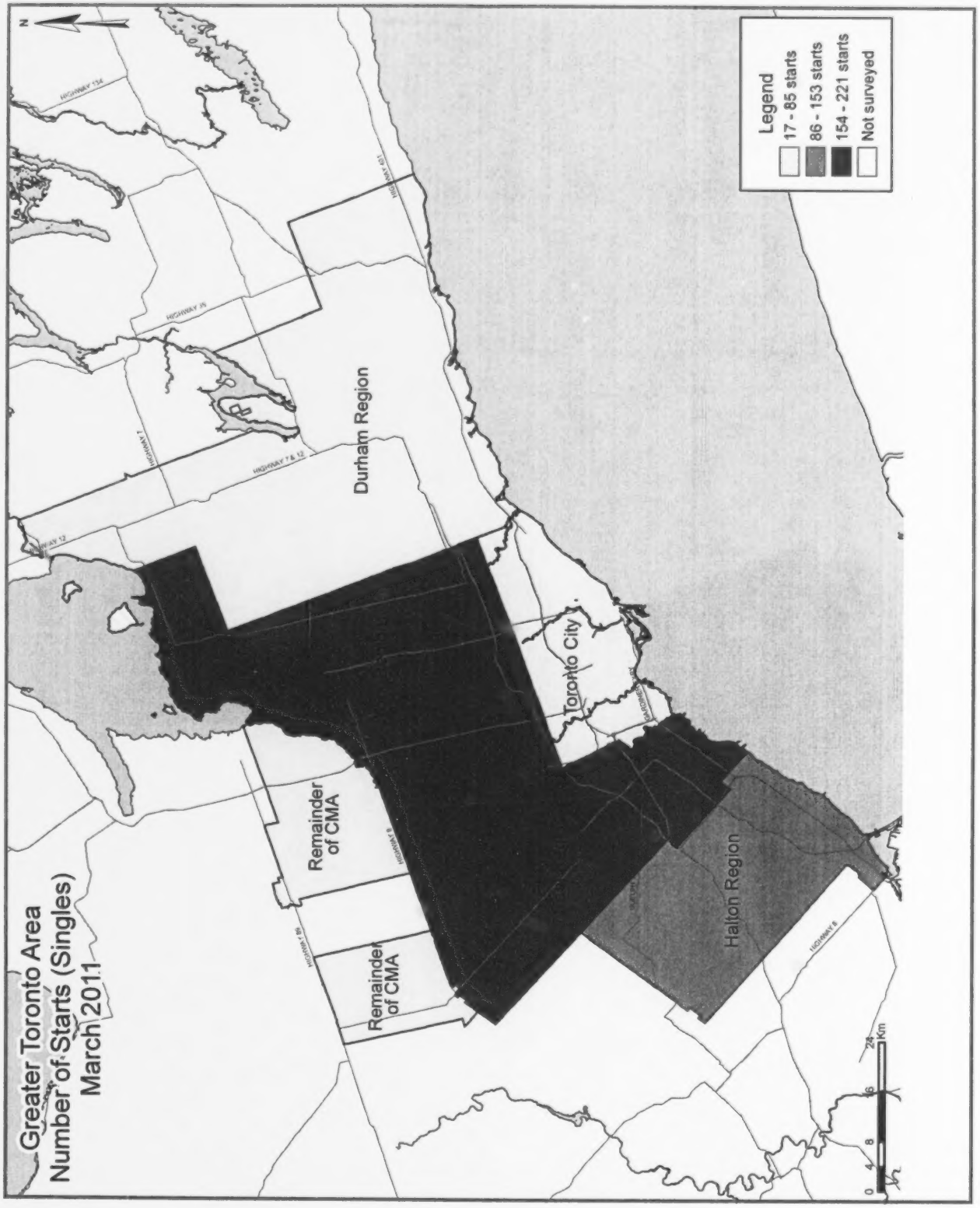


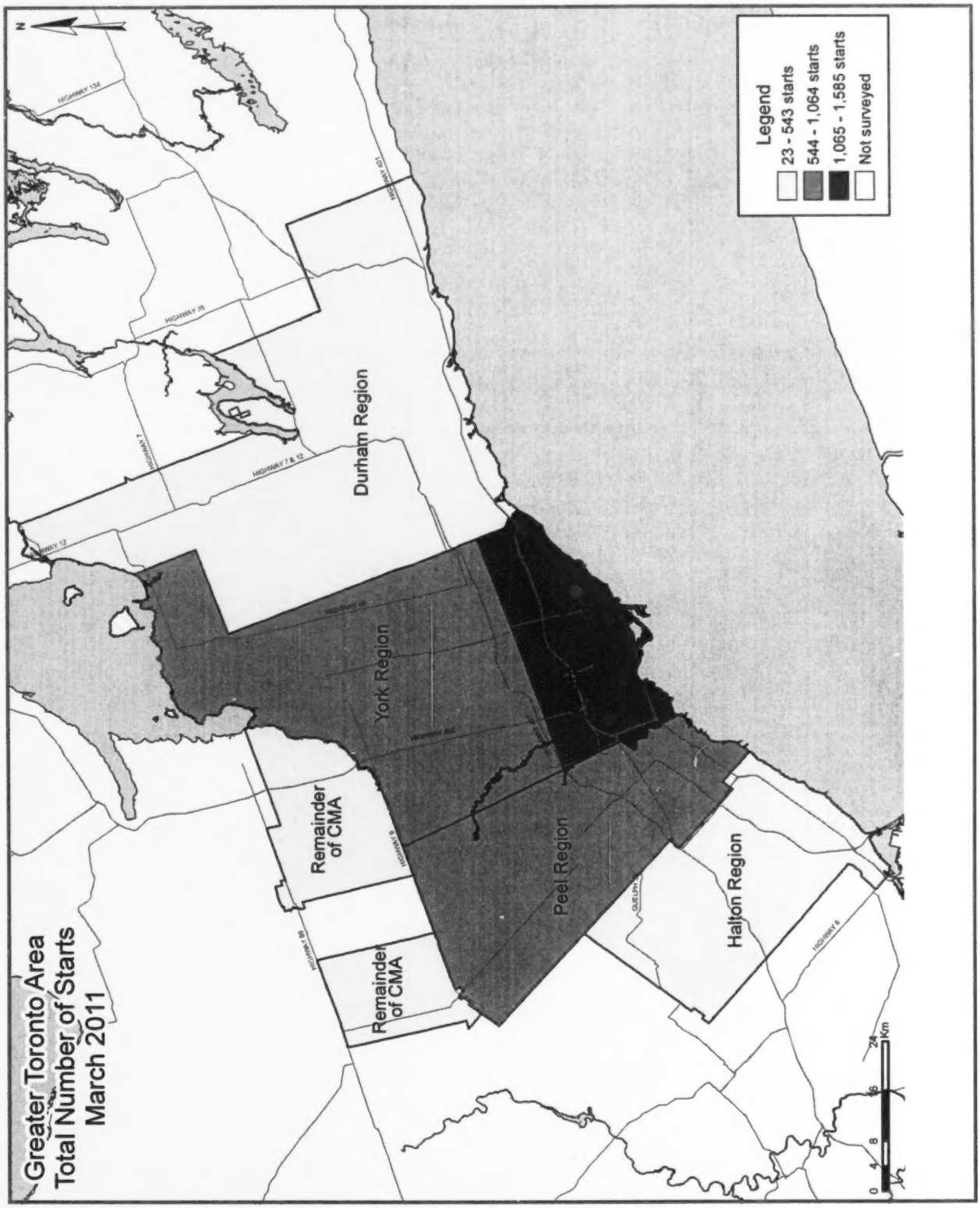
Source: Statistics Canada, Canadian Bankers Association

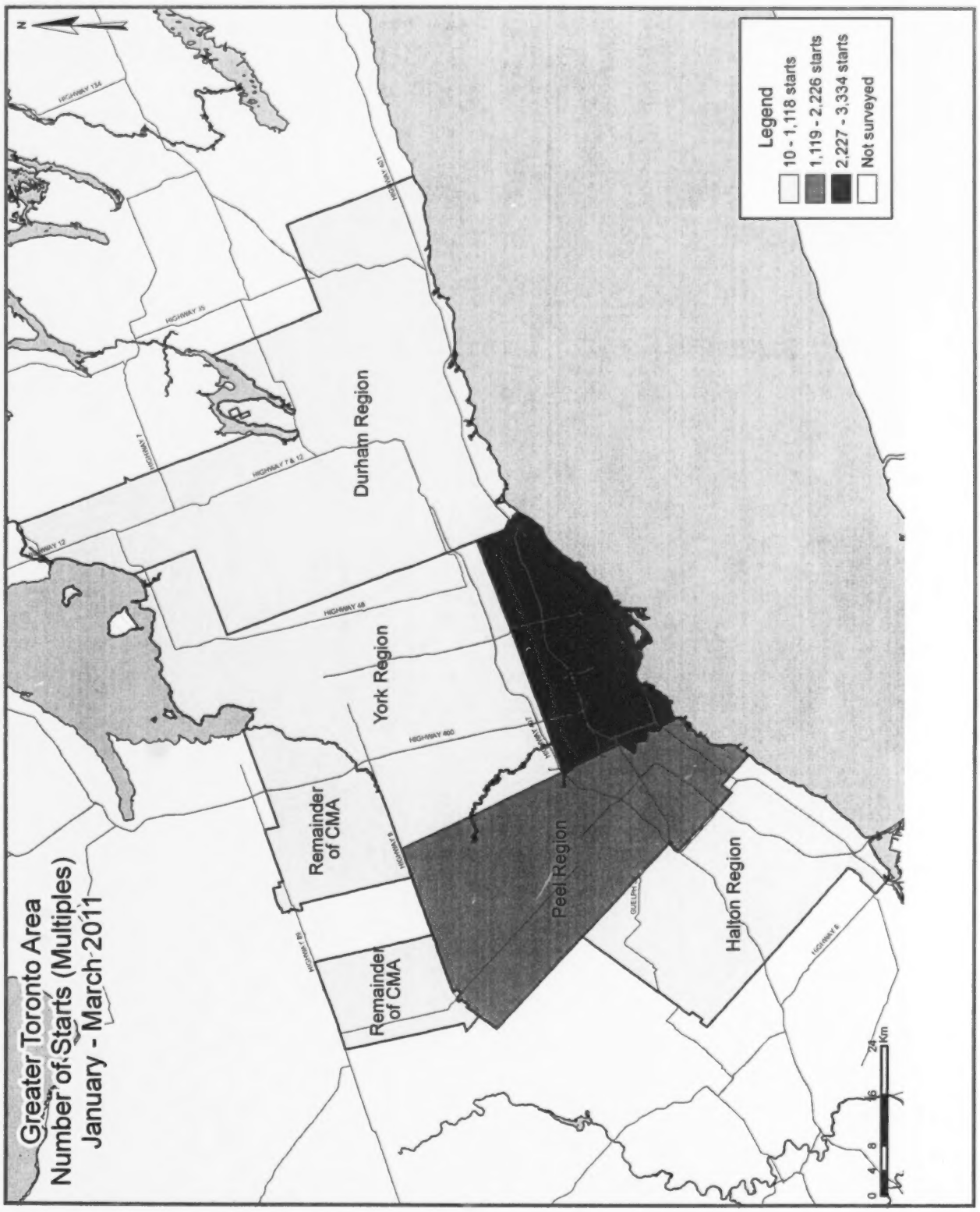


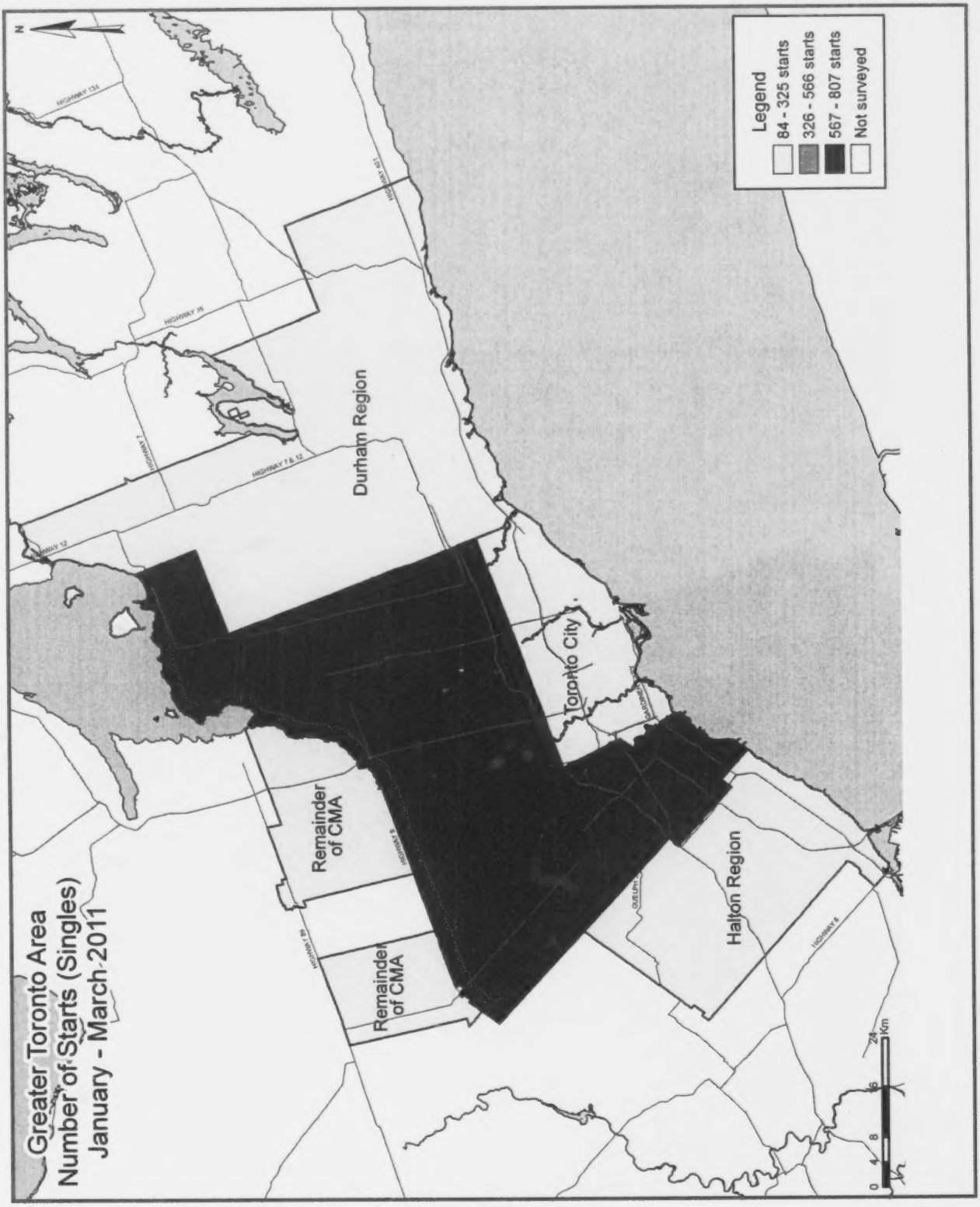
Canada Mortgage and Housing Corporation

Housing Now - Greater Toronto Area - Date Released: April 2011


Greater Toronto Area
Number of Starts (Singles)
March 2011
Legend
17 - 85 starts
86 - 153 starts
154 - 221 starts
Not surveyed
Durham Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 48
HIGHWAY 8
HIGHWAY 27
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
March 2011
Legend
23 - 543 starts
544 - 1,064 starts
1,065 - 1,585 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 404
HIGHWAY 400
HIGHWAY 8
HIGHWAY 6
HIGHWAY 10
GUELPH
HIGHWAY 9
0 4 8 16 24 Km
N


Greater Toronto Area
Number of Starts (Multiples)
January - March 2011
Legend
10 - 1,118 starts
1,119 - 2,226 starts
2,227 - 3,334 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 48
HIGHWAY 400
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 407
HIGHWAY 6
HIGHWAY 50
QUEEN ST
N
0
4
8
16
24
km


Greater Toronto Area
Number of Starts (Singles)
January - March 2011
Legend
84 - 325 starts
326 - 566 starts
567 - 807 starts
Not surveyed
Durham Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 35
HIGHWAY 404
HIGHWAY 8
HIGHWAY 6
0 4 8 16 24 Km
N

Greater Toronto Area
Total Number of Starts
January - March 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
GUELPH
HIGHWAY 7
HIGHWAY 401
N
0 4 8 16 24 Km
Legend
94 - 1,207 starts
1,208 - 2,320 starts
2,321 - 3,433 starts
Not surveyed

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2011	516	62	217	0	103	2,153	0	390	3,441
March 2010	730	58	168	0	117	673	14	12	1,772
% Change	-29.3	6.9	29.2	n/a	-12.0	**	-100.0	**	94.2
Year-to-date 2011	1,903	410	1,129	8	232	4,064	4	627	8,377
Year-to-date 2010	2,373	260	545	7	244	1,517	14	709	5,669
% Change	-19.8	57.7	107.2	14.3	-4.9	167.9	-71.4	-11.6	47.8
UNDER CONSTRUCTION									
March 2011	6,671	1,342	3,152	40	1,111	32,270	32	2,785	47,432
March 2010	6,946	1,160	2,581	72	1,113	33,964	22	3,136	49,023
% Change	-4.0	15.7	22.1	-44.4	-0.2	-5.0	45.5	-11.2	-3.2
COMPLETIONS									
March 2011	649	140	184	3	104	573	0	124	1,777
March 2010	676	106	59	12	20	747	0	0	1,620
% Change	-4.0	32.1	**	-75.0	**	-23.3	n/a	n/a	9.7
Year-to-date 2011	1,929	292	640	10	300	3,729	12	534	7,446
Year-to-date 2010	1,945	458	182	22	51	2,347	0	225	5,230
% Change	-0.8	-36.2	**	-54.5	**	58.9	n/a	137.3	42.4
COMPLETED & NOT ABSORBED									
March 2011	119	13	38	0	21	390	13	587	1,181
March 2010	410	33	76	7	25	376	23	207	1,157
% Change	-71.0	-60.6	-50.0	-100.0	-16.0	3.7	-43.5	183.6	2.1
ABSORBED									
March 2011	692	139	184	3	104	916	0	123	2,161
March 2010	690	101	75	9	15	732	3	27	1,652
% Change	0.3	37.6	145.3	-66.7	**	25.1	-100.0	**	30.8
Year-to-date 2011	1,988	302	646	9	297	3,740	12	366	7,360
Year-to-date 2010	1,959	462	244	21	47	2,266	3	52	5,054
% Change	1.5	-34.6	164.8	-57.1	**	65.0	**	**	45.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2011	66	2	0	0	0	0	0	8	76
March 2010	120	0	6	0	0	0	0	0	126
% Change	-45.0	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-39.7
Year-to-date 2011	174	34	0	0	0	0	0	8	216
Year-to-date 2010	328	0	6	0	0	0	0	0	334
% Change	-47.0	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-35.3
UNDER CONSTRUCTION									
March 2011	798	44	131	0	121	12	0	66	1,172
March 2010	760	2	70	0	94	18	0	42	986
% Change	5.0	**	87.1	n/a	28.7	-33.3	n/a	57.1	18.9
COMPLETIONS									
March 2011	80	0	24	0	8	0	0	0	112
March 2010	83	2	0	0	0	0	0	0	85
% Change	-3.6	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	31.8
Year-to-date 2011	199	2	44	0	21	0	0	0	266
Year-to-date 2010	217	2	8	0	12	0	3	0	242
% Change	-8.3	0.0	**	n/a	75.0	n/a	-100.0	n/a	9.9
COMPLETED & NOT ABSORBED									
March 2011	10	0	1	0	2	7	0	0	20
March 2010	14	0	5	0	6	60	0	0	85
% Change	-28.6	n/a	-80.0	n/a	-66.7	-88.3	n/a	n/a	-76.5
ABSORBED									
March 2011	77	0	25	0	8	7	0	0	117
March 2010	78	2	1	0	4	0	0	0	85
% Change	-1.3	-100.0	**	n/a	100.0	n/a	n/a	n/a	37.6
Year-to-date 2011	201	2	45	0	22	8	0	0	278
Year-to-date 2010	214	2	10	0	19	1	3	0	249
% Change	-6.1	0.0	**	n/a	15.8	**	-100.0	n/a	11.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2011	582	64	217	0	97	2,153	0	398	3,511
March 2010	820	68	174	0	123	673	14	12	1,884
% Change	-29.0	-5.9	24.7	n/a	-21.1	**	-100.0	**	86.4
Year-to-date 2011	2,039	444	1,129	4	226	4,064	4	635	8,545
Year-to-date 2010	2,637	308	562	2	266	1,699	14	709	6,197
% Change	-22.7	44.2	100.9	100.0	-15.0	139.2	-71.4	-10.4	37.9
UNDER CONSTRUCTION									
March 2011	7,385	1,384	3,354	27	1,250	32,774	32	2,851	49,086
March 2010	7,608	1,266	2,601	27	1,266	34,489	22	3,330	50,638
% Change	-2.9	9.3	29.0	0.0	-1.3	-5.0	45.5	-14.4	-3.1
COMPLETIONS									
March 2011	700	140	203	0	112	573	0	124	1,852
March 2010	751	112	48	7	23	747	0	82	1,770
% Change	-6.8	25.0	**	-100.0	**	-23.3	n/a	51.2	4.6
Year-to-date 2011	2,076	302	668	0	321	3,729	12	534	7,642
Year-to-date 2010	2,148	464	162	14	72	2,289	3	307	5,459
% Change	-3.4	-34.9	**	-100.0	**	62.9	**	73.9	40.0
COMPLETED & NOT ABSORBED									
March 2011	130	13	39	0	26	383	13	769	1,373
March 2010	426	48	85	7	37	423	23	207	1,256
% Change	-69.5	-72.9	-54.1	-100.0	-29.7	-9.5	-43.5	**	9.3
ABSORBED									
March 2011	732	139	209	0	112	934	0	123	2,249
March 2010	760	99	66	3	22	732	3	27	1,712
% Change	-3.7	40.4	**	-100.0	**	27.6	-100.0	**	31.4
Year-to-date 2011	2,129	312	690	0	319	3,758	12	366	7,586
Year-to-date 2010	2,139	453	226	12	74	2,235	6	52	5,197
% Change	-0.5	-31.1	**	-100.0	**	68.1	100.0	**	46.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
March 2011	26	0	0	0	0	1,253	0	306	1,585
March 2010	65	6	20	0	21	673	6	12	803
York Region									
March 2011	221	0	144	0	0	118	0	84	567
March 2010	379	28	82	0	24	0	0	0	513
Peel Region									
March 2011	167	62	11	0	28	782	0	0	1,050
March 2010	104	16	0	0	50	0	8	0	178
Halton Region									
March 2011	88	0	62	0	69	0	0	0	219
March 2010	129	18	14	0	28	0	0	0	189
Durham Region									
March 2011	80	2	0	0	0	0	0	8	90
March 2010	143	0	58	0	0	0	0	0	201
Toronto CMA									
March 2011	516	62	217	0	103	2,153	0	390	3,441
March 2010	730	58	168	0	117	673	14	12	1,772
Oshawa CMA									
March 2011	66	2	0	0	0	0	0	8	76
March 2010	120	0	6	0	0	0	0	0	126
Greater Toronto Area									
March 2011	582	64	217	0	97	2,153	0	398	3,511
March 2010	820	68	174	0	123	673	14	12	1,884

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
March 2011	958	116	1,375	0	104	25,703	20	2,621	30,926
March 2010	917	88	619	0	67	26,498	14	2,560	30,792
York Region									
March 2011	2,478	448	597	0	218	1,966	4	84	5,795
March 2010	3,044	506	937	1	272	3,202	0	120	8,082
Peel Region									
March 2011	2,263	608	531	27	505	3,603	8	0	7,545
March 2010	1,352	314	353	26	569	3,969	8	426	7,017
Halton Region									
March 2011	683	140	581	0	302	1,255	0	80	3,041
March 2010	1,125	288	333	0	260	802	0	182	2,990
Durham Region									
March 2011	1,003	72	270	0	121	247	0	66	1,779
March 2010	1,170	70	359	0	98	18	0	42	1,757
Toronto CMA									
March 2011	6,671	1,342	3,152	40	1,111	32,270	32	2,785	47,432
March 2010	6,946	1,160	2,581	72	1,113	33,964	22	3,136	49,023
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March 2011	798	44	131	0	121	12	0	66	1,172
March 2010	760	2	70	0	94	18	0	42	986
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March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
March 2011	63	8	28	0	0	549	0	98	746
March 2010	86	40	0	0	7	747	0	0	880
York Region									
March 2011	233	46	43	0	0	0	0	0	322
March 2010	402	42	11	0	0	0	0	0	455
Peel Region									
March 2011	183	78	20	0	104	24	0	26	435
March 2010	75	20	8	7	0	0	0	0	110
Halton Region									
March 2011	124	8	72	0	0	0	0	0	204
March 2010	74	8	29	0	10	0	0	82	203
Durham Region									
March 2011	97	0	40	0	8	0	0	0	145
March 2010	114	2	0	0	6	0	0	0	122
Toronto CMA									
March 2011	649	140	184	3	104	573	0	124	1,777
March 2010	676	106	59	12	20	747	0	0	1,620
Oshawa CMA									
March 2011	80	0	24	0	8	0	0	0	112
March 2010	83	2	0	0	0	0	0	0	85
Greater Toronto Area									
March 2011	700	140	203	0	112	573	0	124	1,852
March 2010	751	112	48	7	23	747	0	82	1,770

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
March 2011	43	8	22	0	12	284	11	390	770
March 2010	61	17	31	0	9	289	11	204	622
York Region									
March 2011	20	2	9	0	2	36	2	0	71
March 2010	6	2	13	0	12	32	0	0	65
Peel Region									
March 2011	37	3	3	0	6	56	0	197	302
March 2010	311	14	7	7	4	23	12	3	381
Halton Region									
March 2011	16	0	2	0	3	0	0	182	203
March 2010	29	15	19	0	6	19	0	0	88
Durham Region									
March 2011	14	0	3	0	3	7	0	0	27
March 2010	19	0	15	0	6	60	0	0	100
Toronto CMA									
March 2011	119	13	38	0	21	390	13	587	1,181
March 2010	410	33	76	7	25	376	23	207	1,157
Oshawa CMA									
March 2011	10	0	1	0	2	7	0	0	20
March 2010	14	0	5	0	6	60	0	0	85
Greater Toronto Area									
March 2011	130	13	39	0	26	383	13	769	1,373
March 2010	426	48	85	7	37	423	23	207	1,256

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
March 2011	68	7	28	0	0	886	0	123	1,112
March 2010	93	30	16	0	2	717	0	3	861
York Region									
March 2011	227	46	43	0	0	2	0	0	318
March 2010	400	42	12	0	0	14	0	0	468
Peel Region									
March 2011	217	78	20	0	104	28	0	0	447
March 2010	75	24	4	3	0	1	3	24	134
Halton Region									
March 2011	122	8	77	0	0	11	0	0	218
March 2010	80	1	33	0	10	0	0	0	124
Durham Region									
March 2011	98	0	41	0	8	7	0	0	154
March 2010	112	2	1	0	10	0	0	0	125
Toronto CMA									
March 2011	692	139	184	3	104	916	0	123	2,161
March 2010	690	101	75	9	15	732	3	27	1,652
Oshawa CMA									
March 2011	77	0	25	0	8	7	0	0	117
March 2010	78	2	1	0	4	0	0	0	85
Greater Toronto Area									
March 2011	732	139	209	0	112	934	0	123	2,249
March 2010	760	99	66	3	22	732	3	27	1,712

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,109	1,760	3,587	25	1,519	12,021	28	1,322	31,371
% Change	28.2	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.4
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Toronto City	76	65	0	6	0	47	1,559	685	1,585	803	97.4
Toronto	8	13	0	0	0	7	1,196	12	1,204	32	**
East York	5	2	0	0	0	0	363	0	368	2	**
Etobicoke	4	9	0	6	0	0	0	655	4	670	-99.4
North York	6	13	0	0	0	21	0	0	6	34	-82.4
Scarborough	3	27	0	0	0	13	0	18	3	58	-94.8
York	0	1	0	0	0	6	0	0	0	7	-100.0
York Region	221	379	0	28	144	106	202	0	567	513	10.5
Aurora	0	45	0	0	0	0	0	0	0	45	-100.0
East Gwillimbury	16	5	0	0	0	0	0	0	16	5	**
Georgina Township	9	9	0	0	0	0	0	0	9	9	0.0
King Township	2	20	0	16	0	0	0	0	2	36	-94.4
Markham	79	10	0	0	0	0	0	0	79	10	**
Newmarket	4	11	0	0	0	0	0	0	4	11	-63.6
Richmond Hill	26	95	0	0	43	72	0	0	69	167	-58.7
Vaughan	26	107	0	0	87	10	202	0	315	117	169.2
Whitchurch-Stouffville	59	77	0	12	14	24	0	0	73	113	-35.4
Peel Region	167	104	62	16	39	58	782	0	1,050	178	**
Brampton	161	80	62	4	0	58	0	0	223	142	57.0
Caledon	6	19	0	4	11	0	0	0	17	23	-26.1
Mississauga	0	5	0	8	28	0	782	0	810	13	**
Halton Region	88	129	0	18	131	42	0	0	219	189	15.9
Burlington	16	19	0	16	0	6	0	0	16	41	-61.0
Halton Hills	0	4	0	0	0	0	0	0	0	4	-100.0
Milton	66	99	0	0	44	14	0	0	110	113	-2.7
Oakville	6	7	0	2	87	22	0	0	93	31	200.0
Durham Region	80	143	2	0	0	58	8	0	90	201	-55.2
Ajax	12	12	0	0	0	52	0	0	12	64	-81.3
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	16	34	0	0	0	6	0	0	16	40	-60.0
Oshawa	13	47	2	0	0	0	8	0	23	47	-51.1
Pickering	0	9	0	0	0	0	0	0	0	9	-100.0
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	37	39	0	0	0	0	0	0	37	39	-5.1
Remainder of Toronto CMA	17	50	6	6	0	0	0	0	23	56	-58.9
Bradford West Gwillimbury	11	33	0	0	0	0	0	0	11	33	-66.7
Town of Mono	1	5	0	0	0	0	0	0	1	5	-80.0
New Tecumseth	5	4	6	0	0	0	0	0	11	4	175.0
Orangeville	0	8	0	6	0	0	0	0	0	14	-100.0
Toronto CMA	516	730	68	58	314	299	2,543	685	3,441	1,772	94.2
Oshawa CMA	66	120	2	0	0	6	8	0	76	126	-39.7
Greater Toronto Area (GTA)	582	820	64	68	314	311	2,551	685	3,511	1,884	86.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	99	173	10	18	48	90	3,276	2,242	3,433	2,523	36.1
Toronto	19	36	4	4	0	29	2,362	526	2,385	595	**
East York	6	10	0	0	0	0	363	0	369	10	**
Etobicoke	8	17	0	8	0	0	0	1,545	8	1,570	-99.5
North York	48	42	2	0	29	27	237	0	316	69	**
Scarborough	18	64	4	6	19	28	314	171	355	269	32.0
York	0	4	0	0	0	6	0	0	0	10	-100.0
York Region	807	1,276	212	136	273	249	499	0	1,791	1,661	7.8
Aurora	15	127	0	4	0	0	0	0	15	131	-88.5
East Gwillimbury	22	16	14	0	5	8	0	0	41	24	70.8
Georgina Township	31	21	0	0	0	0	0	0	31	21	47.6
King Township	20	20	0	16	0	0	0	0	20	36	-44.4
Markham	200	21	8	10	7	8	0	0	215	39	**
Newmarket	15	62	0	0	0	0	0	0	15	62	-75.8
Richmond Hill	128	254	4	0	97	120	0	0	229	374	-38.8
Vaughan	214	522	130	48	124	85	499	0	967	655	47.6
Whitchurch-Stouffville	162	233	56	58	40	28	0	0	258	319	-19.1
Peel Region	568	338	182	74	192	203	1,279	26	2,221	641	**
Brampton	537	238	170	50	54	127	49	26	810	441	83.7
Caledon	18	48	6	10	11	17	0	0	35	75	-53.3
Mississauga	13	52	6	14	127	59	1,230	0	1,376	125	**
Halton Region	312	445	6	80	192	179	56	182	566	886	-36.1
Burlington	39	33	4	58	0	38	0	182	43	311	-86.2
Halton Hills	9	30	2	0	0	23	0	0	11	53	-79.2
Milton	247	364	0	20	101	36	56	0	404	420	-3.8
Oakville	17	18	0	2	91	82	0	0	108	102	5.9
Durham Region	257	407	34	4	0	75	243	0	534	486	9.9
Ajax	53	56	0	4	0	69	0	0	53	129	-58.9
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	63	103	0	0	0	6	0	0	63	109	-42.2
Oshawa	51	154	34	0	0	0	8	0	93	154	-39.6
Pickering	22	17	0	0	0	0	235	0	257	17	**
Scugog	3	3	0	0	0	0	0	0	3	3	0.0
Uxbridge	5	1	0	0	0	0	0	0	5	1	**
Whitby	60	71	0	0	0	0	0	0	60	71	-15.5
Remainder of Toronto CMA	84	107	10	12	0	3	0	0	94	122	-23.0
Bradford West Gwillimbury	62	50	0	0	0	0	0	0	62	50	24.0
Town of Mono	4	10	0	0	0	0	0	0	4	10	-60.0
New Tecumseth	12	19	10	2	0	0	0	0	22	21	4.8
Orangeville	6	28	0	10	0	3	0	0	6	41	-85.4
Toronto CMA	1,911	2,380	416	266	705	755	5,345	2,268	8,377	5,669	47.8
Oshawa CMA	174	328	34	0	0	6	8	0	216	334	-35.3
Greater Toronto Area (GTA)	2,043	2,639	444	312	705	796	5,353	2,450	8,545	6,197	37.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Toronto City	0	41	0	6	1,253	673	306	12
Toronto	0	7	0	0	890	0	306	12
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	0	655	0	0
North York	0	21	0	0	0	0	0	0
Scarborough	0	13	0	0	0	18	0	0
York	0	0	0	6	0	0	0	0
York Region	144	106	0	0	118	0	84	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	43	72	0	0	0	0	0	0
Vaughan	87	10	0	0	118	0	84	0
Whitchurch-Stouffville	14	24	0	0	0	0	0	0
Peel Region	39	50	0	8	782	0	0	0
Brampton	0	50	0	8	0	0	0	0
Caledon	11	0	0	0	0	0	0	0
Mississauga	28	0	0	0	782	0	0	0
Halton Region	131	42	0	0	0	0	0	0
Burlington	0	6	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	44	14	0	0	0	0	0	0
Oakville	87	22	0	0	0	0	0	0
Durham Region	0	58	0	0	0	0	8	0
Ajax	0	52	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	8	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	314	285	0	14	2,153	673	390	12
Oshawa CMA	0	6	0	0	0	0	8	0
Greater Toronto Area (GTA)	314	297	0	14	2,153	673	398	12

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	48	94	0	6	2,733	1,559	543	683
Toronto	0	29	0	0	2,056	497	306	29
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	0	1,044	0	501
North York	29	27	0	0	0	0	237	0
Scarborough	19	28	0	0	314	18	0	153
York	0	0	0	6	0	0	0	0
York Region	269	249	4	0	415	0	84	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	5	8	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	7	8	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	97	120	0	0	0	0	0	0
Vaughan	124	85	0	0	415	0	84	0
Whitchurch-Stouffville	36	28	4	0	0	0	0	0
Peel Region	192	195	0	8	1,279	0	0	26
Brampton	54	119	0	8	49	0	0	26
Caledon	11	17	0	0	0	0	0	0
Mississauga	127	59	0	0	1,230	0	0	0
Halton Region	192	179	0	0	56	182	0	0
Burlington	0	38	0	0	0	182	0	0
Halton Hills	0	23	0	0	0	0	0	0
Milton	101	36	0	0	56	0	0	0
Oakville	91	82	0	0	0	0	0	0
Durham Region	0	75	0	0	235	0	8	0
Ajax	0	69	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	8	0
Pickering	0	0	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	3	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	701	741	4	14	4,718	1,559	627	709
Oshawa CMA	0	6	0	0	0	0	8	0
Greater Toronto Area (GTA)	701	782	4	14	4,718	1,741	635	709

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Toronto City	26	91	1,253	694	306	18	1,585	803
Toronto	8	20	890	0	306	12	1,204	32
East York	5	2	363	0	0	0	368	2
Etobicoke	4	15	0	655	0	0	4	670
North York	6	13	0	21	0	0	6	34
Scarborough	3	40	0	18	0	0	3	58
York	0	1	0	0	0	6	0	7
York Region	365	489	118	24	84	0	567	513
Aurora	0	45	0	0	0	0	0	45
East Gwillimbury	16	5	0	0	0	0	16	5
Georgina Township	9	9	0	0	0	0	9	9
King Township	2	36	0	0	0	0	2	36
Markham	79	10	0	0	0	0	79	10
Newmarket	4	11	0	0	0	0	4	11
Richmond Hill	69	167	0	0	0	0	69	167
Vaughan	113	117	118	0	84	0	315	117
Whitchurch-Stouffville	73	89	0	24	0	0	73	113
Peel Region	240	120	810	50	0	8	1,050	178
Brampton	223	84	0	50	0	8	223	142
Caledon	17	23	0	0	0	0	17	23
Mississauga	0	13	810	0	0	0	810	13
Halton Region	150	161	69	28	0	0	219	189
Burlington	16	35	0	6	0	0	16	41
Halton Hills	0	4	0	0	0	0	0	4
Milton	110	113	0	0	0	0	110	113
Oakville	24	9	69	22	0	0	93	31
Durham Region	82	201	0	0	8	0	90	201
Ajax	12	64	0	0	0	0	12	64
Brock	0	1	0	0	0	0	0	1
Clarington	16	40	0	0	0	0	16	40
Oshawa	15	47	0	0	8	0	23	47
Pickering	0	9	0	0	0	0	0	9
Scugog	1	0	0	0	0	0	1	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	37	39	0	0	0	0	37	39
Remainder of Toronto CMA	17	56	6	0	0	0	23	56
Bradford West Gwillimbury	11	33	0	0	0	0	11	33
Town of Mono	1	5	0	0	0	0	1	5
New Tecumseth	5	4	6	0	0	0	11	4
Orangeville	0	14	0	0	0	0	0	14
Toronto CMA	795	956	2,256	790	390	26	3,441	1,772
Oshawa CMA	68	126	0	0	8	0	76	125
Greater Toronto Area (GTA)	863	1,062	2,250	796	398	26	3,511	1,884

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	560	296	2,330	1,538	543	689	3,433	2,523
Toronto	430	111	1,649	455	306	29	2,385	595
East York	6	10	363	0	0	0	369	10
Etobicoke	8	25	0	1,044	0	501	8	1,570
North York	79	48	0	21	237	0	316	69
Scarborough	37	98	318	18	0	153	355	269
York	0	4	0	0	0	6	0	10
York Region	1,245	1,628	458	33	88	0	1,791	1,661
Aurora	15	131	0	0	0	0	15	131
East Gwillimbury	41	24	0	0	0	0	41	24
Georgina Township	31	21	0	0	0	0	31	21
King Township	20	36	0	0	0	0	20	36
Markham	215	39	0	0	0	0	215	39
Newmarket	15	62	0	0	0	0	15	62
Richmond Hill	186	374	43	0	0	0	229	374
Vaughan	468	646	415	9	84	0	967	655
Whitchurch-Stouffville	254	295	0	24	4	0	258	319
Peel Region	840	481	1,381	126	0	34	2,221	641
Brampton	757	342	53	65	0	34	810	441
Caledon	35	69	0	6	0	0	35	75
Mississauga	48	70	1,328	55	0	0	1,376	125
Halton Region	441	616	125	270	0	0	566	886
Burlington	43	105	0	206	0	0	43	311
Halton Hills	11	53	0	0	0	0	11	53
Milton	348	420	56	0	0	0	404	420
Oakville	39	38	69	64	0	0	108	102
Durham Region	526	486	0	0	5	0	534	486
Ajax	53	129	0	0	0	0	53	129
Brock	0	2	0	0	0	0	0	2
Clarington	63	109	0	0	0	0	63	109
Oshawa	85	154	0	0	8	0	93	154
Pickering	257	17	0	0	0	0	257	17
Scugog	3	3	0	0	0	0	3	3
Uxbridge	5	1	0	0	0	0	5	1
Whitby	60	71	0	0	0	0	60	71
Remainder of Toronto CMA	84	115	10	7	0	0	94	122
Bradford West Gwillimbury	62	50	0	0	0	0	62	50
Town of Mono	3	9	1	1	0	0	4	10
New Tecumseth	13	15	9	6	0	0	22	21
Orangeville	6	41	0	0	0	0	6	41
Toronto CMA	3,442	3,178	4,304	1,768	631	723	8,377	5,669
Oshawa CMA	208	334	0	0	8	0	216	334
Greater Toronto Area (GTA)	3,612	3,507	4,294	1,967	639	723	8,545	6,197

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Toronto City	63	86	8	40	28	7	647	747	746	880	-15.2
Toronto	10	10	2	0	0	0	364	420	376	430	-12.6
East York	2	2	0	0	0	0	0	0	2	2	0.0
Etobicoke	6	13	6	0	0	0	209	0	221	13	**
North York	14	33	0	38	0	0	74	327	88	398	-77.9
Scarborough	31	27	0	0	28	7	0	0	59	34	73.5
York	0	1	0	2	0	0	0	0	0	3	-100.0
York Region	233	402	46	42	43	11	0	0	322	455	-29.2
Aurora	11	13	0	2	0	0	0	0	11	15	-26.7
East Gwillimbury	6	2	0	0	6	11	0	0	12	13	-7.7
Georgina Township	8	6	0	0	0	0	0	0	8	6	33.3
King Township	26	5	0	0	7	0	0	0	33	5	**
Markham	26	60	36	22	3	0	0	0	65	82	-20.7
Newmarket	21	27	4	0	0	0	0	0	25	27	-7.4
Richmond Hill	40	22	0	0	5	0	0	0	45	22	104.5
Vaughan	79	192	4	8	22	0	0	0	105	200	-47.5
Whitchurch-Stouffville	16	75	2	10	0	0	0	0	18	85	-78.8
Peel Region	183	82	78	20	124	8	50	0	435	110	**
Brampton	162	53	68	2	124	8	50	0	404	63	**
Caledon	13	1	0	0	0	0	0	0	13	1	**
Mississauga	8	28	10	18	0	0	0	0	18	46	-60.9
Halton Region	124	74	8	8	72	39	0	82	204	203	0.5
Burlington	29	17	2	8	0	8	0	82	31	115	-73.0
Halton Hills	6	0	0	0	0	0	0	0	6	0	n/a
Milton	44	30	6	0	42	14	0	0	92	44	109.1
Oakville	45	27	0	0	30	17	0	0	75	44	70.5
Durham Region	97	114	0	2	48	6	0	0	145	122	18.9
Ajax	4	21	0	0	16	0	0	0	20	21	-4.8
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	23	27	0	0	0	0	0	0	23	27	-14.8
Oshawa	36	23	0	2	8	0	0	0	44	25	76.0
Pickering	2	4	0	0	0	0	0	0	2	4	-50.0
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	8	5	0	0	0	6	0	0	8	11	-27.3
Whitby	21	33	0	0	24	0	0	0	45	33	36.4
Remainder of Toronto CMA	64	31	2	4	5	16	0	0	71	51	39.2
Bradford West Gwillimbury	53	10	0	4	5	6	0	0	58	20	190.0
Town of Mono	2	3	0	0	0	0	0	0	2	3	-33.3
New Tecumseth	7	16	0	0	0	0	0	0	7	16	-56.3
Orangeville	2	2	2	0	0	10	0	0	4	12	-66.7
Toronto CMA	652	688	140	106	288	79	697	747	1,777	1,620	9.7
Oshawa CMA	80	83	0	2	32	0	0	0	112	85	31.8
Greater Toronto Area (GTA)	700	758	140	112	315	71	697	829	1,852	1,770	4.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	163	209	16	100	140	30	3,441	2,187	3,760	2,526	48.9
Toronto	27	29	8	0	15	0	2,325	1,383	2,375	1,412	68.2
East York	8	10	0	2	0	0	0	198	8	210	-96.2
Etobicoke	24	25	8	4	0	0	249	127	281	156	80.1
North York	43	89	0	88	16	0	867	479	926	656	41.2
Scarborough	62	55	0	4	109	7	0	0	171	66	159.1
York	1	1	0	2	0	23	0	0	1	26	-96.2
York Region	784	1,068	78	198	264	39	208	0	1,334	1,305	2.2
Aurora	41	28	0	18	0	0	153	0	194	46	**
East Gwillimbury	27	6	0	0	10	23	0	0	37	29	27.6
Georgina Township	23	13	0	0	11	0	0	0	34	13	161.5
King Township	51	8	0	0	14	0	0	0	65	8	**
Markham	89	239	64	82	15	0	0	0	168	321	-47.7
Newmarket	47	70	4	0	0	16	0	0	51	86	-40.7
Richmond Hill	155	44	0	8	75	0	25	0	255	52	**
Vaughan	312	523	6	46	106	0	30	0	454	569	-20.2
Whitchurch-Stouffville	39	137	4	44	33	0	0	0	76	181	-58.0
Peel Region	511	242	130	116	294	47	561	327	1,496	732	104.4
Brampton	419	166	92	26	264	33	74	30	849	255	**
Caledon	42	2	8	0	6	0	0	0	56	2	**
Mississauga	50	74	30	90	24	14	487	297	591	475	24.4
Halton Region	314	283	46	32	124	82	53	82	537	479	12.1
Burlington	74	57	10	22	10	16	0	82	94	177	-46.9
Halton Hills	17	11	0	0	8	13	53	0	78	24	**
Milton	142	148	36	10	55	14	0	0	233	172	35.5
Oakville	81	67	0	0	51	39	0	0	132	106	24.5
Durham Region	302	360	32	18	179	39	0	0	513	417	23.0
Ajax	78	103	30	16	114	10	0	0	222	129	72.1
Brock	1	17	0	0	0	0	0	0	1	17	-94.1
Clarington	69	62	0	0	13	0	0	0	82	62	32.3
Oshawa	93	70	2	2	8	17	0	0	103	89	15.7
Pickering	9	10	0	0	0	0	0	0	9	10	-10.0
Scugog	5	5	0	0	0	0	0	0	5	5	0.0
Uxbridge	10	8	0	0	0	6	0	0	10	14	-28.6
Whitby	37	85	0	0	44	6	0	0	81	91	-11.0
Remainder of Toronto CMA	142	101	2	20	26	33	0	58	170	212	-19.8
Bradford West Gwillimbury	112	49	0	10	23	6	0	0	135	65	107.7
Town of Mono	6	6	0	0	0	0	0	0	6	6	0.0
New Tecumseth	16	40	0	2	0	0	0	0	16	42	-61.9
Orangeville	8	6	2	8	3	27	0	58	13	99	-86.9
Toronto CMA	1,939	1,967	292	460	952	231	4,263	2,572	7,446	5,230	42.4
Oshawa CMA	199	217	2	2	65	23	0	0	266	242	9.9
Greater Toronto Area (GTA)	2,076	2,162	302	464	1,001	237	4,263	2,596	7,642	5,459	40.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Toronto City	28	7	0	0	549	747	98	0
Toronto	0	0	0	0	266	420	98	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	209	0	0	0
North York	0	0	0	0	74	327	0	0
Scarborough	28	7	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	43	11	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	11	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	7	0	0	0	0	0	0	0
Markham	3	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	5	0	0	0	0	0	0	0
Vaughan	22	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	124	8	0	0	24	0	26	0
Brampton	124	8	0	0	24	0	26	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	72	39	0	0	0	0	0	82
Burlington	0	8	0	0	0	0	0	82
Halton Hills	0	0	0	0	0	0	0	0
Milton	42	14	0	0	0	0	0	0
Oakville	30	17	0	0	0	0	0	0
Durham Region	48	6	0	0	0	0	0	0
Ajax	16	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	8	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	24	0	0	0	0	0	0	0
Remainder of Toronto CMA	5	16	0	0	0	0	0	0
Bradford West Gwillimbury	5	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	10	0	0	0	0	0	0
Toronto CMA	288	79	0	0	573	747	124	0
Oshawa CMA	32	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	315	71	0	0	573	747	124	82

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	140	30	0	0	3,011	1,992	430	195
Toronto	15	0	0	0	2,227	1,188	98	195
East York	0	0	0	0	0	198	0	0
Etobicoke	0	0	0	0	249	127	0	0
North York	16	0	0	0	535	479	332	0
Scarborough	109	7	0	0	0	0	0	0
York	0	23	0	0	0	0	0	0
York Region	252	39	12	0	183	0	25	0
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	10	23	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	14	0	0	0	0	0	0	0
Markham	15	0	0	0	0	0	0	0
Newmarket	0	16	0	0	0	0	0	0
Richmond Hill	75	0	0	0	0	0	25	0
Vaughan	106	0	0	0	30	0	0	0
Whitchurch-Stouffville	21	0	12	0	0	0	0	0
Peel Region	294	47	0	0	535	297	26	30
Brampton	264	33	0	0	48	0	26	30
Caledon	6	0	0	0	0	0	0	0
Mississauga	24	14	0	0	487	297	0	0
Halton Region	124	82	0	0	0	0	53	82
Burlington	10	16	0	0	0	0	0	82
Halton Hills	8	13	0	0	0	0	53	0
Milton	55	14	0	0	0	0	0	0
Oakville	51	39	0	0	0	0	0	0
Durham Region	179	36	0	3	0	0	0	0
Ajax	114	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	0	0	0	0	0	0	0
Oshawa	8	14	0	3	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	44	6	0	0	0	0	0	0
Remainder of Toronto CMA	26	31	0	0	0	58	0	0
Bradford West Gwillimbury	23	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	27	0	0	0	58	0	0
Toronto CMA	940	231	12	0	3,729	2,347	534	225
Oshawa CMA	65	20	0	3	0	0	0	0
Greater Toronto Area (GTA)	989	234	12	3	3,729	2,289	534	307

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Toronto City	99	126	549	754	98	0	746	880
Toronto	12	10	266	420	98	0	376	430
East York	2	2	0	0	0	0	2	2
Etobicoke	12	13	209	0	0	0	221	13
North York	14	71	74	327	0	0	88	398
Scarborough	59	27	0	7	0	0	59	34
York	0	3	0	0	0	0	0	3
York Region	322	455	0	0	0	0	322	455
Aurora	11	15	0	0	0	0	11	15
East Gwillimbury	12	13	0	0	0	0	12	13
Georgina Township	8	6	0	0	0	0	8	6
King Township	33	5	0	0	0	0	33	5
Markham	65	82	0	0	0	0	65	82
Newmarket	25	27	0	0	0	0	25	27
Richmond Hill	45	22	0	0	0	0	45	22
Vaughan	105	200	0	0	0	0	105	200
Whitchurch-Stouffville	18	85	0	0	0	0	18	85
Peel Region	281	103	128	7	26	0	435	110
Brampton	250	56	128	7	26	0	404	63
Caledon	13	1	0	0	0	0	13	1
Mississauga	18	46	0	0	0	0	18	46
Halton Region	204	111	0	10	0	82	204	203
Burlington	31	30	0	3	0	82	31	115
Halton Hills	6	0	0	0	0	0	6	0
Milton	92	44	0	0	0	0	92	44
Oakville	75	37	0	7	0	0	75	44
Durham Region	137	116	8	6	0	0	145	122
Ajax	20	21	0	0	0	0	20	21
Brock	1	0	0	0	0	0	1	0
Clarington	23	27	0	0	0	0	23	27
Oshawa	36	25	8	0	0	0	44	25
Pickering	2	4	0	0	0	0	2	4
Scugog	2	1	0	0	0	0	2	1
Uxbridge	8	5	0	6	0	0	8	11
Whitby	45	33	0	0	0	0	45	33
Remainder of Toronto CMA	68	46	3	5	0	0	71	51
Bradford West Gwillimbury	58	20	0	0	0	0	58	20
Town of Mono	2	1	0	2	0	0	2	3
New Tecumseth	4	13	3	3	0	0	7	16
Orangeville	4	12	0	0	0	0	4	12
Toronto CMA	973	841	680	779	124	0	1,777	1,620
Oshawa CMA	104	85	8	0	0	0	112	85
Greater Toronto Area (GTA)	1,043	911	685	777	124	82	1,852	1,770

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	256	332	3,076	1,999	430	195	3,762	2,526
Toronto	50	29	2,227	1,188	98	195	2,375	1,412
East York	8	12	0	198	0	0	8	210
Etobicoke	32	29	249	127	0	0	281	156
North York	43	177	551	479	332	0	926	656
Scarborough	122	59	49	7	0	0	171	66
York	1	26	0	0	0	0	1	26
York Region	1,051	1,305	246	0	37	0	1,334	1,305
Aurora	41	46	153	0	0	0	194	46
East Gwillimbury	37	29	0	0	0	0	37	29
Georgina Township	34	13	0	0	0	0	34	13
King Township	65	8	0	0	0	0	65	8
Markham	168	321	0	0	0	0	168	321
Newmarket	51	86	0	0	0	0	51	86
Richmond Hill	204	52	26	0	25	0	255	52
Vaughan	387	569	67	0	0	0	454	569
Whitchurch-Stouffville	64	181	0	0	12	0	76	181
Peel Region	763	383	707	319	26	30	1,496	732
Brampton	617	210	206	15	26	30	849	255
Caledon	50	2	6	0	0	0	56	2
Mississauga	96	171	495	304	0	0	591	475
Halton Region	484	358	0	39	53	82	537	479
Burlington	94	84	0	11	0	82	94	177
Halton Hills	25	19	0	5	53	0	78	24
Milton	233	172	0	0	0	0	233	172
Oakville	132	83	0	23	0	0	132	106
Durham Region	492	396	21	18	0	3	513	417
Ajax	222	129	0	0	0	0	222	129
Brock	1	17	0	0	0	0	1	17
Clarington	69	62	13	0	0	0	82	62
Oshawa	95	80	8	6	0	3	103	89
Pickering	9	10	0	0	0	0	9	10
Scugog	5	5	0	0	0	0	5	5
Uxbridge	10	8	0	6	0	0	10	14
Whitby	81	85	0	6	0	0	81	91
Remainder of Toronto CMA	160	144	10	68	0	0	170	212
Bradford West Gwillimbury	135	65	0	0	0	0	135	65
Town of Mono	5	3	1	3	0	0	6	6
New Tecumseth	7	35	9	7	0	0	16	42
Orangeville	13	41	0	58	0	0	13	99
Toronto CMA	2,861	2,585	4,039	2,420	546	225	7,446	5,230
Oshawa CMA	245	227	21	12	0	3	266	242
Greater Toronto Area (GTA)	3,046	2,774	4,050	2,375	546	310	7,642	5,459

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
March 2011	26	38.2	1	1.5	1	1.5	9	13.2	31	45.6	68	581,490	1,105,243
March 2010	2	2.2	4	4.3	12	12.9	8	8.6	67	72.0	93	995,000	1,283,206
Year-to-date 2011	38	22.6	4	2.4	2	1.2	24	14.3	100	59.5	168	1,050,745	1,230,293
Year-to-date 2010	7	3.3	7	3.3	23	10.8	22	10.3	154	72.3	213	949,990	1,216,309
Toronto													
March 2011	1	11.1	0	0.0	0	0.0	1	11.1	7	77.8	9	--	--
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,495,500	1,737,600
Year-to-date 2011	1	4.2	0	0.0	0	0.0	1	4.2	22	91.7	24	1,475,000	2,078,517
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	1,200,000	1,429,106
East York													
March 2011	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
March 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	995,000	1,050,900
Etobicoke													
March 2011	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,797,650	1,769,607
Year-to-date 2011	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	1,599,500	1,598,182
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	1,369,900	1,561,683
North York													
March 2011	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,320,899	1,522,912
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	1,544,400	1,576,113
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	46	100.0	46	1,419,750	1,596,721
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	2.2	88	97.8	90	1,448,500	1,494,710
Scarborough													
March 2011	25	78.1	1	3.1	0	0.0	6	18.8	0	0.0	32	353,990	400,141
March 2010	2	7.4	4	14.8	12	44.4	7	25.9	2	7.4	27	490,990	513,718
Year-to-date 2011	37	57.8	4	6.3	1	1.6	18	28.1	4	6.3	64	383,990	512,005
Year-to-date 2010	7	12.7	7	12.7	23	41.8	14	25.5	4	7.3	55	490,990	504,812
York													
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
March 2011	20	8.8	37	16.4	20	8.8	135	59.7	14	6.2	226	570,990	574,327
March 2010	48	12.3	63	16.2	43	11.0	222	56.9	14	3.6	390	544,400	539,062
Year-to-date 2011	41	5.3	48	6.2	83	10.7	480	62.1	121	15.7	773	593,900	632,602
Year-to-date 2010	100	9.4	168	15.8	150	14.1	598	56.1	50	4.7	1,066	545,945	548,860
Aurora													
March 2011	0	0.0	1	9.1	3	27.3	5	45.5	2	18.2	11	614,900	687,100
March 2010	0	0.0	1	7.7	4	30.8	4	30.8	4	30.8	13	533,990	638,917
Year-to-date 2011	0	0.0	2	4.4	5	11.1	30	66.7	8	17.8	45	624,990	682,296
Year-to-date 2010	0	0.0	4	14.3	8	28.6	11	39.3	5	17.9	28	514,945	588,470
East Gwillimbury													
March 2011	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
March 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	2	7.4	9	33.3	6	22.2	9	33.3	1	3.7	27	454,990	505,651
Year-to-date 2010	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
Georgina Township													
March 2011	4	50.0	1	12.5	1	12.5	2	25.0	0	0.0	8	--	--
March 2010	4	66.7	0	0.0	0	0.0	1	16.7	1	16.7	6	--	--
Year-to-date 2011	16	69.6	3	13.0	1	4.3	3	13.0	0	0.0	23	329,990	371,294
Year-to-date 2010	9	69.2	0	0.0	0	0.0	2	15.4	2	15.4	13	297,990	464,298
King Township													
March 2011	5	19.2	0	0.0	4	15.4	13	50.0	4	15.4	26	620,990	594,259
March 2010	0	0.0	4	80.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	9	18.8	1	2.1	7	14.6	26	54.2	5	10.4	48	570,490	588,657
Year-to-date 2010	0	0.0	4	44.4	0	0.0	3	33.3	2	22.2	9	--	--
Markham													
March 2011	4	15.4	4	15.4	3	11.5	14	53.8	1	3.8	26	507,990	492,991
March 2010	2	3.3	7	11.7	3	5.0	46	76.7	2	3.3	60	541,490	556,865
Year-to-date 2011	5	5.6	4	4.5	27	30.3	39	43.8	14	15.7	89	532,990	591,496
Year-to-date 2010	6	2.5	46	19.2	50	20.8	130	54.2	8	3.3	240	519,945	542,676
Newmarket													
March 2011	2	13.3	7	46.7	0	0.0	6	40.0	0	0.0	15	440,900	493,659
March 2010	7	25.0	12	42.9	6	21.4	3	10.7	0	0.0	28	429,400	445,803
Year-to-dat 2011	3	7.3	10	24.4	5	12.2	22	53.7	1	2.4	41	524,900	518,870
Year-to-date 2010	27	38.6	22	31.4	14	20.0	7	10.0	0	0.0	70	428,900	429,861
Richmond Hill													
March 2011	1	2.5	16	40.0	2	5.0	20	50.0	1	2.5	40	572,400	565,362
March 2010	1	4.8	13	61.9	3	14.3	4	19.0	0	0.0	21	441,990	462,481
Year-to-date 2011	1	0.7	16	10.6	4	2.6	100	66.2	30	19.9	151	638,900	692,770
Year-to-date 2010	1	2.3	19	43.2	10	22.7	14	31.8	0	0.0	44	450,990	501,283
Vaughan													
March 2011	0	0.0	1	1.3	3	3.8	68	87.2	6	7.7	78	629,445	640,244
March 2010	3	1.6	5	2.6	16	8.4	159	83.7	7	3.7	190	613,400	599,698
Year-to-date 2011	0	0.0	1	0.3	13	4.2	240	77.7	55	17.8	309	612,900	667,209
Year-to-date 2010	7	1.3	32	6.1	40	7.6	420	79.5	29	5.5	528	594,990	596,187
Whitchurch-Stouffville													
March 2011	4	25.0	1	6.3	4	25.0	7	43.8	0	0.0	16	499,900	491,880
March 2010	29	44.6	21	32.3	11	16.9	4	6.2	0	0.0	65	415,900	406,479
Year-to-date 2011	5	12.5	2	5.0	15	37.5	11	27.5	7	17.5	40	499,990	578,940
Year-to-date 2010	47	36.7	40	31.3	28	21.9	11	8.6	2	1.6	128	417,490	433,220

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
March 2011	42	19.4	29	13.4	28	12.9	113	52.1	5	2.3	217	504,990	525,564
March 2010	21	26.9	13	16.7	8	10.3	33	42.3	3	3.8	78	480,900	496,594
Year-to-date 2011	101	18.0	79	14.1	78	13.9	263	47.0	39	7.0	560	509,990	551,926
Year-to-date 2010	53	22.0	37	15.4	30	12.4	87	36.1	34	14.1	241	500,000	555,112
Brampton													
March 2011	42	21.4	29	14.8	27	13.8	96	49.0	2	1.0	196	499,900	501,661
March 2010	21	43.8	13	27.1	5	10.4	9	18.8	0	0.0	48	415,450	424,333
Year-to-date 2011	101	21.6	76	16.2	62	13.2	221	47.2	8	1.7	468	497,900	503,605
Year-to-date 2010	53	32.9	37	23.0	23	14.3	45	28.0	3	1.9	161	434,900	459,602
Caledon													
March 2011	0	0.0	0	0.0	1	7.7	12	92.3	0	0.0	13	600,000	586,721
March 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	2	4.8	14	33.3	23	54.8	3	7.1	42	537,445	562,810
Year-to-date 2010	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
Mississauga													
March 2011	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	--	--
March 2010	0	0.0	0	0.0	2	7.1	23	82.1	3	10.7	28	582,400	618,093
Year-to-date 2011	0	0.0	1	2.0	2	4.0	19	38.0	28	56.0	50	850,000	995,072
Year-to-date 2010	0	0.0	0	0.0	6	8.1	37	50.0	31	41.9	74	639,900	762,762
Halton Region													
March 2011	2	1.6	25	20.5	25	20.5	29	23.8	41	33.6	122	516,990	1,057,980
March 2010	2	2.5	18	22.5	25	31.3	17	21.3	18	22.5	80	489,900	855,878
Year-to-date 2011	14	4.4	72	22.6	92	28.8	79	24.8	62	19.4	319	490,900	801,232
Year-to-date 2010	30	10.6	69	24.4	103	36.4	44	15.5	37	13.1	283	463,990	648,027
Burlington													
March 2011	1	3.8	4	15.4	7	26.9	12	46.2	2	7.7	26	506,990	696,683
March 2010	0	0.0	9	47.4	3	15.8	5	26.3	2	10.5	19	453,990	605,886
Year-to-date 2011	1	1.4	12	16.7	23	31.9	29	40.3	7	9.7	72	503,490	757,783
Year-to-date 2010	1	1.7	20	33.3	29	48.3	7	11.7	3	5.0	60	455,490	564,692
Halton Hills													
March 2011	0	0.0	1	16.7	0	0.0	3	50.0	2	33.3	6	--	--
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	3	17.6	4	23.5	4	23.5	6	35.3	17	510,900	1,161,395
Year-to-date 2010	0	0.0	2	18.2	2	18.2	2	18.2	5	45.5	11	689,900	700,616
Milton													
March 2011	0	0.0	20	45.5	18	40.9	6	13.6	0	0.0	44	450,900	453,445
March 2010	2	6.7	9	30.0	17	56.7	2	6.7	0	0.0	30	470,900	460,233
Year-to-date 2011	12	8.5	55	38.7	63	44.4	11	7.7	1	0.7	142	450,900	453,309
Year-to-date 2010	29	19.6	47	31.8	63	42.6	6	4.1	3	2.0	148	442,990	451,922
Oakville													
March 2011	1	2.2	0	0.0	0	0.0	8	17.4	37	80.4	46	2,000,000	1,880,338
March 2010	0	0.0	0	0.0	5	16.1	10	32.3	16	51.6	31	1,400,000	1,391,981
Year-to-date 2011	1	1.1	2	2.3	2	2.3	35	39.8	48	54.5	88	784,995	1,328,626
Year-to-date 2010	0	0.0	0	0.0	9	14.1	29	45.3	26	40.6	64	652,140	1,170,607

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
March 2011	63	64.3	7	7.1	16	16.3	10	10.2	2	2.0	98	348,490	389,459
March 2010	50	44.6	15	13.4	16	14.3	28	25.0	3	2.7	112	429,990	430,218
Year-to-date 2011	169	56.3	33	11.0	36	12.0	59	19.7	3	1.0	300	380,450	402,637
Year-to-date 2010	154	45.6	30	8.9	40	11.8	107	31.7	7	2.1	338	431,450	439,997
Ajax													
March 2011	1	9.1	1	9.1	6	54.5	2	18.2	1	9.1	11	498,800	525,008
March 2010	4	16.0	2	8.0	5	20.0	13	52.0	1	4.0	25	504,440	512,351
Year-to-date 2011	9	11.3	18	22.5	19	23.8	33	41.3	1	1.3	80	491,100	487,074
Year-to-date 2010	13	12.3	3	2.8	16	15.1	73	68.9	1	0.9	106	541,100	524,986
Brock													
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
March 2011	13	56.5	4	17.4	4	17.4	2	8.7	0	0.0	23	332,990	374,263
March 2010	22	88.0	2	8.0	0	0.0	1	4.0	0	0.0	25	308,490	317,642
Year-to-date 2011	51	72.9	7	10.0	6	8.6	6	8.6	0	0.0	70	332,990	358,259
Year-to-date 2010	51	85.0	5	8.3	1	1.7	2	3.3	1	1.7	60	322,900	344,494
Oshawa													
March 2011	28	84.8	2	6.1	3	9.1	0	0.0	0	0.0	33	319,900	336,797
March 2010	12	54.5	3	13.6	3	13.6	4	18.2	0	0.0	22	353,072	378,349
Year-to-date 2011	75	80.6	8	8.6	7	7.5	3	3.2	0	0.0	93	319,900	339,940
Year-to-date 2010	49	70.0	8	11.4	7	10.0	6	8.6	0	0.0	70	344,740	354,834
Pickering													
March 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
March 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	9	100.0	0	0.0	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	9	90.0	1	10.0	10	590,500	645,103
Scugog													
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
March 2011	2	25.0	0	0.0	2	25.0	4	50.0	0	0.0	8	--	--
March 2010	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2011	3	30.0	0	0.0	2	20.0	4	40.0	1	10.0	10	505,500	513,309
Year-to-date 2010	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	--	--
Whitby													
March 2011	19	90.5	0	0.0	1	4.8	0	0.0	1	4.8	21	338,990	363,220
March 2010	12	38.7	6	19.4	7	22.6	5	16.1	1	3.2	31	446,900	439,994
Year-to-date 2011	31	81.6	0	0.0	2	5.3	4	10.5	1	2.6	38	339,990	381,608
Year-to-date 2010	41	48.8	12	14.3	15	17.9	13	15.5	3	3.6	84	418,445	432,858

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
March 2011	16	24.2	30	45.5	15	22.7	4	6.1	1	1.5	66	423,995	435,438
March 2010	31	93.9	0	0.0	2	6.1	0	0.0	0	0.0	33	329,990	330,151
Year-to-date 2011	58	41.1	50	35.5	22	15.6	9	6.4	2	1.4	141	414,990	421,410
Year-to-date 2010	95	92.2	4	3.9	2	1.9	2	1.9	0	0.0	103	325,900	329,658
Bradford West Gwillimbury													
March 2011	8	15.1	29	54.7	15	28.3	1	1.9	0	0.0	53	429,990	438,613
March 2010	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	349,990	355,490
Year-to-date 2011	36	32.1	48	42.9	22	19.6	5	4.5	1	0.9	112	419,990	430,238
Year-to-date 2010	45	91.8	4	8.2	0	0.0	0	0.0	0	0.0	49	347,990	344,595
Town of Mono													
March 2011	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
March 2010	3	60.0	0	0.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2010	4	50.0	0	0.0	2	25.0	2	25.0	0	0.0	8	--	--
New Tecumseth													
March 2011	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
March 2010	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	289,990	293,734
Year-to-date 2011	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	299,990	314,740
Year-to-date 2010	40	100.0	0	0.0	0	0.0	0	0.0	0	0.0	40	289,990	288,888
Orangeville													
March 2011	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2010	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Toronto CMA													
March 2011	108	15.6	119	17.1	90	13.0	286	41.2	91	13.1	694	519,900	676,538
March 2010	108	15.7	93	13.5	93	13.5	293	42.5	102	14.8	689	532,990	659,564
Year-to-date 2011	263	13.2	259	13.0	275	13.8	872	43.9	319	16.0	1,988	549,900	661,377
Year-to-date 2010	297	15.1	270	13.7	296	15.0	832	42.2	275	14.0	1,970	529,900	623,480
Oshawa CMA													
March 2011	60	77.9	6	7.8	8	10.4	2	2.6	1	1.3	77	332,990	355,195
March 2010	46	59.0	11	14.1	10	12.8	10	12.8	1	1.3	78	356,445	383,392
Year-to-date 2011	157	78.1	15	7.5	15	7.5	13	6.5	1	0.5	201	332,990	354,197
Year-to-date 2010	141	65.9	25	11.7	23	10.7	21	9.8	4	1.9	214	349,945	382,561
Greater Toronto Area													
March 2011	153	20.9	99	13.5	90	12.3	296	40.5	93	12.7	731	510,900	665,174
March 2010	123	16.3	113	15.0	104	13.8	308	40.9	105	13.9	753	519,990	644,039
Year-to-date 2011	363	17.1	236	11.1	291	13.7	905	42.7	325	15.3	2,120	535,490	651,487
Year-to-date 2010	344	16.1	311	14.5	346	16.2	858	40.1	282	13.2	2,141	514,990	611,887

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2011

Submarket	March 2011	March 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,105,243	1,283,206	-13.9	1,230,293	1,216,309	1.1
Toronto	--	1,737,600	n/a	2,078,517	1,429,106	45.4
East York	--	--	n/a	--	1,050,900	n/a
Etobicoke	--	1,769,607	n/a	1,598,182	1,561,683	2.3
North York	1,522,912	1,576,113	-3.4	1,596,721	1,494,710	6.8
Scarborough	400,141	513,718	-22.1	512,005	504,812	1.4
York	--	--	n/a	--	--	n/a
York Region	574,327	539,062	6.5	532,602	548,860	-3.0
Aurora	687,100	638,917	7.5	682,296	588,470	15.9
East Gwillimbury	--	--	n/a	505,651	--	n/a
Georgina Township	--	--	n/a	371,294	464,298	-20.0
King Township	594,259	--	n/a	588,657	--	n/a
Markham	492,991	556,865	-11.5	591,496	542,676	9.0
Newmarket	493,659	445,803	10.7	518,870	429,861	20.7
Richmond Hill	565,362	462,481	22.2	692,770	501,283	38.2
Vaughan	640,244	599,698	6.8	667,209	596,187	11.9
Whitchurch-Stouffville	491,880	406,479	21.0	578,940	433,220	33.6
Peel Region	525,564	496,594	5.8	551,916	555,112	-0.6
Brampton	501,661	424,333	18.2	503,605	459,602	9.6
Caledon	586,721	--	n/a	562,810	--	n/a
Mississauga	--	618,093	n/a	995,072	762,762	30.5
Halton Region	1,057,980	855,878	23.6	801,232	648,027	23.6
Burlington	696,683	605,886	15.0	757,783	564,692	34.2
Halton Hills	--	--	n/a	1,161,395	700,616	65.8
Milton	453,445	460,233	-1.5	453,309	451,922	0.3
Oakville	1,880,338	1,391,981	35.1	1,328,626	1,170,607	13.5
Durham Region	389,459	430,218	-9.5	402,637	439,997	-8.5
Ajax	525,008	512,351	2.5	487,074	524,986	-7.2
Brock	--	--	n/a	--	--	n/a
Clarington	374,263	317,642	17.8	358,259	344,494	4.0
Oshawa	336,797	378,349	-11.0	339,940	354,834	-4.2
Pickering	--	--	n/a	--	645,103	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	513,309	--	n/a
Whitby	363,220	439,994	-17.4	381,608	432,858	-11.8
Remainder of Toronto CMA	435,438	330,151	31.9	421,410	329,658	27.8
Bradford West Gwillimbury	438,613	355,490	23.4	430,238	344,595	24.9
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	293,734	n/a	314,740	288,888	8.9
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	676,538	659,564	2.6	661,377	623,480	6.1
Oshawa CMA	355,195	383,392	-7.4	354,197	382,561	-7.4
Greater Toronto Area (GTA)	665,174	644,039	3.3	651,487	611,887	6.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
March 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,770	15,315	11,493	67.6	456,147	4.9	462,615
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	22,711	75.3		41,684			428,043	19.6	
	Q1 2011	19,867	-12.5		35,876			449,286	5.0	
	YTD 2010	22,711	75.3		41,684			428,043	19.6	
	YTD 2011	19,867	-12.5		35,876			449,286	5.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
March 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	858	1,120	1,170	73.3	289,195	12.5	295,581
	February	819	61.9	925	1,481	1,520	60.8	286,635	8.6	289,377
	March	1,111	60.1	965	2,019	1,560	61.9	306,171	16.0	305,186
	April	1,184	40.5	931	2,052	1,573	59.2	304,451	12.9	302,082
	May	1,027	0.1	750	1,879	1,449	51.8	301,568	8.2	295,163
	June	920	-17.5	695	1,614	1,398	49.7	304,278	8.0	296,184
	July	708	-31.5	595	1,198	1,239	48.0	295,445	3.6	292,764
	August	661	-24.5	651	1,206	1,299	50.1	312,692	12.3	314,460
	September	707	-14.3	741	1,390	1,301	57.0	296,395	5.0	297,678
	October	688	-19.8	744	1,088	1,170	63.6	302,490	4.7	301,850
	November	661	-4.9	850	974	1,308	65.0	295,698	3.2	297,781
	December	461	-9.1	884	471	1,240	71.3	294,305	2.6	301,068
2011	January	505	-5.1	824	1,074	1,129	73.0	302,326	4.5	308,793
	February	652	-20.4	740	1,248	1,276	58.0	302,068	5.4	305,379
	March	981	-11.7	847	1,666	1,280	66.1	301,668	-1.5	300,926
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,462	58.8		4,620			296,004	12.8	
	Q1 2011	2,138	-13.2		3,988			301,945	2.0	
	YTD 2010	2,462	58.8		4,620			296,004	12.8	
	YTD 2011	2,138	-13.2		3,988			301,945	2.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
March 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	856
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	860
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	860
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	863
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	862
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	866
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	874
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	884
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34		119.4	2,960	8.5	68.1	884
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
March 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	891
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	878
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	876
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	871
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	878
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	874
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	872
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	878
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	876
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	873
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34		119.4	187.2	8.9	68.0	893
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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